

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested  
Yes  No

Date  
May 15, 1978

To: (From:) James E. Patterson From: (To:) Duane R. Jensen, P.E.  
Director of Public Works City Engineer-Utilities  
and Utilities

Subject: Sewer Service-Mesa Mall Regional Shpping Center  
by General Growth&Development Corp.

I am in receipt of a letter from Mr. Bill Nelson of Nelson, Hoskins, Groves and Prinster, dated April 20, 1978, and a letter from Barry Layton of General Growth & Development Corporation dated April 11, 1978, who have several questions concerning sewer service to their proposed development.

Mr. Nelson discusses several alternatives for sewage treatment service which he and Mr. Layton had discussed with me several months ago in his letter.

Mr. Nelson's first alternative of the City operating a package plant on or near the site of the regional shopping center was discussed. The possibility of the City operating this facility as we have other facilities in the area may have also been discussed, however this was discussed only as a possible option and nothing of a firm nature as far as that arrangement was mentioned.

The second alternative mentioned by Mr. Nelson was the connecting of this facility to the City's sewer lines for connection to the new wastewater treatment plant. This alternative was also discussed and is a viable alternative under the conditions mentioned by Mr. Nelson.

The third alternative mentioned by Mr. Nelson also is a viable alternative and was discussed. Under the policy as of the date of the discussion the City of Grand Junction was accepting sewerage from areas outside the City. As I understood these agreements were necessary where subdivisions were involved which sought to have some type of repayment plan for their investments. Also these were involved where the subdivision contained a large number of people and the final ownership and operation of the proposed sewage system needed to be cleared up. However for a single tap to the system and sewer lines which would be maintained by the property owner, though they had to be constructed to City engineering standards, did not at that time require a contract for City services. At the time of these conversations I discussed this with you, and this is the conclusion I recall we came to. Therefore an agreement was not necessary and we did not instruct General Growth to apply for an agreement.

However, in December of 1977 the Council said that they did not wish to enter into any future such agreements and in analyzing the Council's decision also seemed to imply that single tap service outside the City would not be acceptable to them. Therefore, General Growth would be affected by this "no outside tap" policy. I advised General Growth of this in December by calling Mr. Nelson which eventually resulted in the mentioned letters.

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Because of the unfortunate lack of direct policy that the Council has given in this matter, we, as well as General Growth, find ourselves in an uncomfortable position.

In regard to our recent discussions in the City Manager's office, I feel certain that the so-called tap moratorium is not doing anything but wasting our time. To alleviate the problem of unfairness between land owners in a district or outside a district, to gain support from Dick Bowman on the proposed interim plant, and to solve problems such as these I strongly urge that any restriction on areas be lifted with approval of the interim plant agreement.